







# EDEN CROFT, W-S-M BS24 7EW ASKING PRICE OF £144,000



#### PROPERTY FEATURES

- MODERN FIRST FLOOR APARTMENT
- ONE BEDROOM
- OPEN PLAN LIVING/DINING AREA
- KITCHEN

- GAS CENTRAL HEATING
- SHOWER ROOM
- CAR PORT & STORAGE
- DOUBLE GLAZING NO ONWARD CHAIN

## 9 EDEN CROFT, W-S-M BS24 7EW



Cooke & Co are delighted to offer for sale this WELL PRESENTED ONE BEDROOM APARTMENT - IDEAL FOR FIRST TIME BUYERS / PROFESSIONAL COUPLES, conveniently located in Weston Village within easy reach of commuter routes and numerous local amenities including shops, schools and transport links. The apartment boats, secure entry, car port providing parking with storage

In brief, the apartment comprises of one bedroom, shower room, kitchen open plane living/dining room area.

#### **ENTRANCE**

Communal entrance with intercom entry system, door to communal hall and stairs to first floor. Door to

#### **ENTRANCE HALL**

Built-in cupboard, radiator, intercom entry phone.

#### LIVING/DINNG ROOM

 $21'\ 3''\ x\ 10'\ 2''\ (6.48m\ x\ 3.1m)$  Reducing to 7'4". A dual aspect open plan living space with double glazed windows. 2 radiators. Square opening through to

#### **KITCHEN**

8' 0" x 6' 8" (2.44m x 2.03m) Fitted wall and base units with roll edge work surfaces, single sink unit with mixer tap over and tiled splash backs. Fitted electric oven and 4 ring gas hob with extractor hood over. Plumbing for washing machine and space for upright fridge/freezer

#### **BEDROOM**

10' 7" x 9' 3" (3.23m x 2.82m) Built-in cupboard house boiler. Radiator, double glazed window

#### **SHOWER ROOM**

Shower cubicle with mains shower, wash hand basin with vanity unit under, low level WC. Radiator, extractor fan, fully tiled walls.

#### **OUTSIDE**

Benefits from a carport, providing allocated and sheltered off road parking, measuring appx:21'3" x 10'4", including a built-in storage cupboard.

#### **TENURE**

Leasehold. Term of 155 years from 1st June 2004. Ground rent is £50 per half year, £100 per annum Service charge is £74.87 per month. Council tax band is 'A'.

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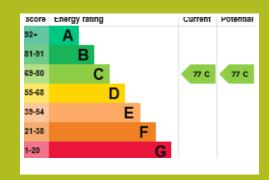


## **Council Tax:**

Band A

**Local Authority:** 

North Somerset District Council



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## OFFICE CONTACT INFO

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for gui dance purposes only. All measurements are approximate, and are for general gui dance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

